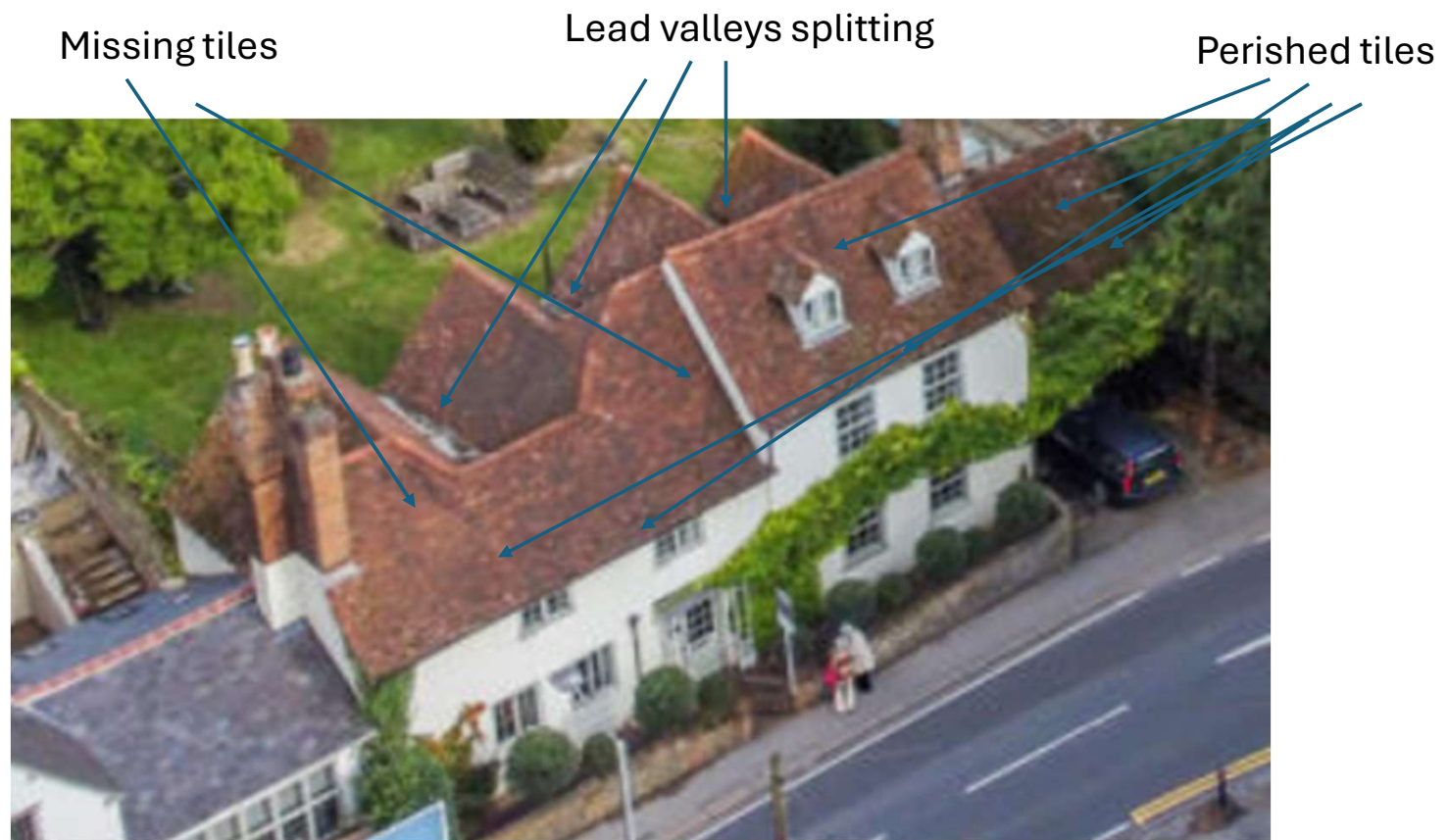


Current Roof



Current Roof

Ridge tile mortar loose and falling

Perished tiles

Broken tiles

Rotten batons

Tiles falling from vertical tiling

No roofing felt throughout

Leaks in garage from garage extension roof

Damage caused to internal ceiling from leaking roof



Leaks which have caused damage to upstairs halls, walls and ceiling



No felt behind tiles.
Beams and Batons in
need of repair.

Daylight seen from loft
space.



Proposed repairs – no changes required

Replace broken/perished tiles, all like for like – examples can be shown (all handmade clay tiles)

Reuse all existing tiles possible

Lime mortar used throughout all repairs

Repair lead valleys

Add felt behind roof tiles

All like for like materials, examples can be given for all materials.

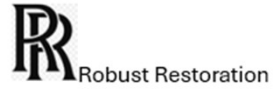
Add 150mm sheeps wool insulation throughout

Repair/replace rotten batons



Photo to show existing roof, no changes to be made, only necessary repairs that are needed throughout. Roofer has agreed to take to take photos of each section prior to works to evidence that no changes are made.





Robust Restoration

Roof report

Date: 13/08/2025

As per my visit, the following issues were identified.

Noticeable damp and water ingress is showing throughout the loft space, this is due to no roofing felt, also many perished tiles. Ivy is growing through the roof battens in areas. A re roof is recommended, so that roofing felt can be installed alongside replacing all broken and perished tiles as well as installing new lead flashings. Tile vents will be installed to allow full recommended ventilation.

Patching the roof would not be advised at this stage due to the absence of roofing felt and quality of tiles, and this will be an ongoing occurrence.

The mortared verges and ridge tiles are none repairable and falling. The lead valleys are also noticeably splitting. Please see the photos attached below.

Regards,

Jamie

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Email: robustrestoraonservices@gmail.com, Mobile: +447450992013

Our RICS survey report also identified the need for roof repairs, carried out by Kinleigh Folkard and Hayward, although we have sent this report, I have taken out the sentences that are relevant to our application and further support our request for permission to repair the roof and hanging tiles on our property.

- From within our roof void inspection, we have come to the conclusion that very significant restoration of the roof tiles is now required due to missing nib tile nails and corrosion to nail security.
- There is no underlay to the roof tiles which acts as a secondary barrier. It is therefore very important that roof restoration or recladding is considered as part of your purchase decision because there is no secondary layer to prevent damp penetration to second floor or first floor accommodation, were roof tiles to fail as a result, potentially of an autumn or winter storm.
- Risks to the building 1. The roof tiles are in age worn and neglected condition. There is no underlay which acts as a secondary weather barrier. It is therefore vital that the roof tiles are either reclad or restored and this is likely to be the highest cost in your purchase decision should you decide to purchase this property.
- Vertical wall tiles to the rear will also require restoration utilising existing and reclaimed manmade clay tiles.



Potential for bats.

- The bat survey found no evidence for bats but concluded the potential for crevice dwelling bats due to the raised tiles on roof.
- There were no signs of bats on the hanging tiles.
- The roofer is aware of these raised tiles on roof. He will complete the works in sections and if any point, bats were located all works would be stopped immediately and we would report to necessary authorities.



Photos to show current state of roof and hanging tiles





Front, back and side elevations from previous planning application, prior to garage extension. Drawings provided so that we can evidence that no changes are being made throughout these repairs. We are committed to maintaining the heritage integrity of this property.

